



Address: [3317 MC LEAN ST](#)
City: FORT WORTH
Georeference: 41280-5-11
Subdivision: TANDYLAND ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7410976525
Longitude: -97.2769185266
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TANDYLAND ADDITION Block 5
Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1945

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$194,933

Protest Deadline Date: 5/24/2024

Site Number: 03085392

Site Name: TANDYLAND ADDITION-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,273

Percent Complete: 100%

Land Sqft^{*}: 8,580

Land Acres^{*}: 0.1969

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SIGALA GUADALUPE
SIGALA M R PEREZ

Primary Owner Address:

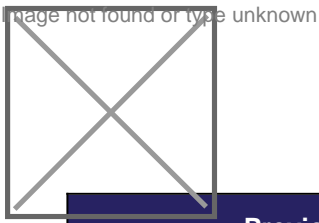
3317 MCLEAN ST
FORT WORTH, TX 76103-2916

Deed Date: 6/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213166424](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROMERO ROMELIA	3/1/1995	00118940000502	0011894	0000502
PEREZ SEBASTIAN	9/17/1993	00112460000016	0011246	0000016
MULLEN SHARON	5/18/1993	00110650000843	0011065	0000843
COOPER ART;COOPER SHARON MULLEN	10/3/1991	00104080002092	0010408	0002092
NIX LINNIE COFFMAN	6/4/1984	00078470001053	0007847	0001053
E M NIX	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$169,193	\$25,740	\$194,933	\$194,933
2024	\$169,193	\$25,740	\$194,933	\$168,000
2023	\$114,260	\$25,740	\$140,000	\$140,000
2022	\$129,671	\$7,000	\$136,671	\$136,671
2021	\$105,396	\$7,000	\$112,396	\$112,396
2020	\$97,148	\$7,000	\$104,148	\$104,148

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.